

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
THURSDAY, FEBRUARY 7, 2008
AT 5:00 P.M.
ROOM 305, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. CALL TO ORDER

Chairperson Clark called the workshop meeting to order at 5:10 p.m.

Commission members present: Mr. Michael Beckendorf, Mr. Johnny Bond, Mr. John R. Clark, Mr. Ralph Davila, Mr. G.H. Jones, and Mr. Don Maxwell.

Commission members absent: Ms. Helen Chavarria, Mr. Robert Horton, and Mr. Michael Parks.

Staff members present: Mr. Kevin Russell, Director of Development Services; Ms. Lindsey Guindi, Planning Manager; Mr. Martin Zimmermann, Senior Planner; Ms. Julie Fulgham, Project Planner; Mr. Randy Haynes, Staff Planner; Ms. Janis Hampton, City Attorney; Mr. Richard Reynosa; Assistant City Engineer; and Mr. Rodney Schmidt, Planning Intern.

2. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF FEBRUARY 7, 2008

Agenda items were reviewed.

No action was taken.

4. FUTURE AGENDA ITEMS

Chairperson Clark mentioned that he would like to discuss a possible Bryan Planning & Zoning Commission work event on a future agenda. The work event will be a community service project aimed at beautifying the City of Bryan.

Ms. Lindsey Guindi, Planning Manager, commented that the Health Science Center Master Plan is still pending for a future agenda item.

Commissioner Beckendorf stated that he would like to discuss code enforcement on a future agenda.

Chairperson Clark stated that he would like to discuss the city's RNC's on a future agenda.

5. STAFF ANNOUNCEMENTS

Ms. Guindi made the following announcements:

- Bryan-College Station Corridor Committee will be meeting in February.
- Joint Bryan-College Station Planning & Zoning Commission meeting will be held on April 8, 2008 from 11 a.m. to 1 p.m. in the City of College Station's council chambers.
- Bryan's Joint City Council-Planning & Zoning Commission meeting is scheduled for February 26, 2008 at 3:00 p.m. at the Bryan Municipal Office Building.

3. DISCUSSION ON VARIANCES AND PLANNED DEVELOPMENTS

Ms. Guindi commented that Planned Developments (PD) are typically used to address large mixed-use developments that are utilizing development standards not common to our own. She stated that the City is comfortable with using PD in certain situations because the planning staff can look at the entire development at once and determine the standards needed to make the development both attractive and safe.

Ms. Guindi commented that planning variances are typically used on single-lot cases where deviating from the city's codes can help aid the development of a piece of property. However, planning variances should be used with great care so that they do not hinder the safety or habitability of adjacent properties.

There were various discussions amongst the Commissioners and city staff.

6. ADJOURN

Without objection, Chairperson Clark adjourned the workshop meeting at 5:59 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on this the **21st** day of **February, 2008**.

John R. Clark, Chairperson
Planning & Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning
Commission